

North Tarrant Express Segment 3B (I-35W from I-820 to US 81/287)
PARCEL No. 2 TE
CITY PROJECT No. 02051
2901 FAIR DRIVE
LOT 6, BLOCK 1, WESTERN CENTER NORTH ADDITION
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

EXHIBIT "A"

Being a temporary construction easement out of Lot 6, Block 1 of Western Center North Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 10855 of the Plat Records of Tarrant County, Texas, said Lot 6 being deeded to Rangeland Exploration Company, Inc. as recorded in County Clerk's File No. D206068207 of the Real Property Records of Tarrant County, Texas, said temporary construction easement being more particularly described as follows:

COMMENCING at the northeast corner of said Lot 6, said point being the southeast corner of a 142.51 acre tract of land (by deed) deeded to D.R. Horton-Texas, LTD. as recorded in County Clerk's File No. D204386665 of said Real Property Records of Tarrant County, Texas, said point also being in the existing west right-of-way line of Interstate Highway 35W (a variable width right-of-way); **THENCE** South 19 degrees 08 minutes 11 seconds East, with the east line of said Lot 6 and with the existing west right-of-way line of said Interstate Highway 35W, a distance of 15.11 feet to a 5/8 inch iron rod with TxDOT aluminum cap found for the intersection of the existing west right-of-way line of Interstate Highway 35W (a variable width right-of-way) with the proposed west right-of-way line of said Interstate Highway 35W; **THENCE** South 10 degrees 36 minutes 46 seconds East, with the proposed west right-of-way line of said Interstate Highway 35W, a distance of 98.01 feet to the a point for the intersection of the proposed west right-of-way line of said Interstate Highway 35W with the north line of an existing 10' Utility Easement as recorded in said Cabinet A, Slide 10855, from which an "X" cut in concrete found for the intersection of the proposed west right-o-way line of said Interstate Highway 35 with the south line of said Lot 6 bears South 10 degrees 36 minutes 46 seconds East, a distance of 98.54 feet, said "X" cut in concrete being in the north line of Lot 5 of said Block 1; **THENCE** South 76 degrees 18 minutes 28 seconds West, with the north line of said existing 10' utility easement, a distance of 32.55 to the **POINT OF BEGINNING** of the herein described temporary construction easement;

THENCE South 76 degrees 18 minutes 28 seconds West, with the north line of said existing 10' Utility Easement, a distance of 25.04 feet to a point for corner;

THENCE North 10 degrees 36 minutes 46 seconds West, a distance of 34.57 feet to a point for corner;

THENCE North 19 degrees 15 minutes 30 seconds West, a distance of 100.92 feet to a point for corner;

THENCE North 56 degrees 19 minutes 36 seconds East, a distance of 12.40 feet to a point for corner in the north line of said Lot 6, said point being in the south line of a 142.51 acre tract of land (by deed) deeded to D.R. Horton-Texas, LTD. as recorded in County Clerk's File No. D204386665 of said Real Property Records of Tarrant County, Texas, said point also being the beginning of a non-tangent curve to the left having a radius of 1221.58 feet, a central angle of 00 degrees 42 minutes 45 seconds, and whose chord bears South 78 degrees 03 minutes 37 seconds East, a distance of 15.19 feet;

THENCE with said non-tangent curve to the left, with the north line of said Lot 6 and with the south line of said 142.51 acre tract of land, an arc length of 15.19 feet to a point for corner;

THENCE South 19 degrees 15 minutes 30 seconds East, a distance of 98.03 feet to a point for corner;

THENCE South 10 degrees 36 minutes 46 seconds East, a distance of 35.12 feet to the **POINT OF BEGINNING**, and containing 3,425 square feet or 0.079 acres of land, more or less.

Notes:

- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone (4202), all distances and areas shown are surface. The surface scale factor for this project = 1.00012.

Date: October 10, 2012



Richard Kennedy
Registered Professional Land Surveyor
No. 5527

EXHIBIT "B"

PARCEL No. 27E

D.R. HORTON-TEXAS, LTD.
C.C.F. No. D204386665
O.P.R.I.C.T.

LOT 6

RANGELAND EXPLORATION

COMPANY, INC.

C.C.F. No. D206068207

R.P.R.I.C.T.

TEMPORARY
CONSTRUCTION
EASEMENT AREA
3,425 SQ. FT. OR
0.079 ACRES

BLOCK 1, CENTER
WESTERN CENTER
NORTH ADDITION
NORTH SLIDE 10855
P.R.T.C.T.

L-5

P.O.C.

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L-1 | S 19°08'11"E | 15.11' |
| L-2 | S 76°18'28"W | 32.55' |
| L-3 | S 76°18'28"W | 25.04' |
| L-4 | N 10°36'46"W | 34.57' |
| L-5 | N 56°19'36"E | 12.40' |
| L-6 | S 10°36'46"E | 35.12' |

FND 5/8"R WITH
TxDOT ALUMINUM CAP

EXISTING 1-35W
RIGHT-OF-WAY

PROPOSED 1-35W
RIGHT-OF-WAY

30' PUBLIC
DRAINAGE
EASEMENT

P.O.B.

WATER, SANITARY SEWER
& PRIVATE DRAINAGE
& MUTUAL ACCESS EASEMENT

EASEMENT
LOCATION

SUBJECT TRACT &
LOCATION OF EASEMENT

LOT 5

FND "X" CUT IN
CONCRETE

INTERSTATE
HIGHWAY 35W
(VARIABLE WIDTH RIGHT-OF-WAY)

| CURVE | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|-------|----------|-------------|---------------|--------------|------------|
| C-1 | 1221.58' | 00°42'45" | S 78°03'37"E | 15.19' | 15.19' |

- NOTES:
1. A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT.
 2. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM.
NAD-83, THE NORTH CENTRAL ZONE (4202). ALL DISTANCES AND AREAS SHOWN ARE SURFACE.



City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING
A
TEMPORARY CONSTRUCTION EASEMENT
OUT OF
LOT 6, BLOCK 1
OF
WESTERN CENTER NORTH ADDITION
AS RECORDED IN
AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS
CABINET A, SLIDE 10855
PLAT RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: NORTH TARRANT EXPRESS SEGMENT 3B (I-35W FROM I-820 TO US 81/287)
TEMPORARY CONSTRUCTION EASEMENT AREA: 3,425 SQ. FT. OR 0.079 AC. CITY PROJ. No. 02051
JOB NO. KHA_1220.02 DRAWN BY: SMP CAD FILE: KHA_1202.02_ESMT
DATE: OCTOBER 10, 2012 PAGE 1 OF 1 SCALE: 1" = 60'
GORRONDONA & ASSOCIATES, INC. • 7524 JACK NEWELL BOULEVARD SOUTH FORT WORTH, TX. 76118 • 817-496-1424 FAX 817-496-1768